# APPENDIX D

BIOLOGICAL TECHNICAL REPORT FOR SALE OF SOCAL GAS PROPERTIES PLAYA DEL REY AND MARINA DEL REY

# BIOLOGICAL TECHNICAL REPORT
# SALE OF SOCALGAS PROPERTIES
# PLAYA DEL REY AND MARINA DEL REY,
# CITY AND COUNTY OF LOS ANGELES,
# CALIFORNIA

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## ABSTRACT

The Southern California Gas Company (SoCalGas) [now known as Sempra Energy] is proposing to sell 36 lots at eleven different sites within the residential part of the communities of Playa Del Rey and Marina Del Rey located in the City and County of Los Angeles, California. A reconnaissance-level biological resources survey was conducted by Chambers Group at the sites to document the existing biological conditions, and to assess the habitat for its potential to support native plant and wildlife species. The reconnaissance-level survey evaluated the potential for sensitive vegetation and wildlife to inhabit the sites.

The sites are found with an area approximately one mile by one-half mile (approximately 320 acres), each site is between about 0.5 to 2 acres. A moderately dense urban residential area, dominated by landscaping with nonnative species characterizes the sites.

No sensitive habitats or wildlife migration corridors are present on the sites and no jurisdictional waters are present on or adjacent to the sites. Nonnative landscaping covers all sites. Wildlife species detected were characteristic of disturbed urban habitats. No sensitive wildlife species are likely to inhabit the sites or adjacent areas.

No significant impacts are expected to vegetation or wildlife resources as a result of the proposed project. Two trees that may fall under the jurisdiction of City or County tree ordinances are found at two different sites. The proposed project (sale of the lots) would have no direct effect on these trees and not require permits, although future development of the sites could require such permits. No monitoring or mitigation measures are recommended.



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# SECTION 1.0 - INTRODUCTION

## 1.1 PURPOSE OF STUDY

General biological resources surveys were conducted by Chambers Group at the project sites to document existing biological conditions and to assess the habitat for its potential to support sensitive plant and wildlife species.

## 1.2 RELEVANT FEDERAL, STATE, AND LOCAL LAWS

This section briefly describes federal, state, and local legislation that applies to the protection of biological resources at this sites.

### 1.2.1 Federal Legislation

*Federal Endangered Species Act of 1973 (ESA)*

This Act prohibits activity that adversely affects any federally listed threatened or endangered species or their designated critical habitats. The Act also establishes a process for consultation and evaluation by the U.S. Fish and Wildlife Service (USFWS) of proposed federal projects. Through the consultation process and specific provisions for habitat preservation, the ESA provides federal protection for species and habitat diversity, especially in cases where habitat loss has caused species endangerment. Federal courts have consistently interpreted the Act to afford strong protection to protected species and their habitat.

The ESA requires the USFWS to identify taxa of wildlife and plants that are endangered or threatened, based on the best available scientific and commercial information. The federal status listings are defined as follows:

Endangered: "Any species which is in danger of extinction throughout all or a significant portion of its range other than a species of the Class Insecta determined by the Secretary to constitute a pest whose protection under the provisions of this ESA would present an overwhelming and overriding risk to man."

Threatened: "Any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range."

Candidate: "Those species for which the FWS has on file sufficient information on biological vulnerability and threat(s) to support issuance of a proposed rule to list but issuance of the proposed rule is precluded."

Proposed: "Taxa for which a general notice and a proposed regulation for listing have been published in the Federal Register."

Species of Concern: A federal species of concern has no official definition under ESA, however, the local office of the USFWS may maintain a list of taxa, which may become candidates for official listing.

*Migratory Bird Treaty Act*

This Act placed all migratory birds under federal jurisdiction and protection. It prohibits the capture, killing, or possession of any bird species identified by various international conventions. Conventions to protect migratory birds have been signed with Great Britain, Mexico, Japan, and Russia. In this Act, the federal government is provided with the authority to establish threshold regulations that governs the hunting and management of listed species. This Act does not provide for acquisition of habitat.

*National Environmental Policy Act (NEPA)*

This Act requires all federal agencies to assess the impacts of proposed actions on the environment, examine alternatives, and propose mitigation measures for significant adverse impacts. NEPA does not specifically require measures to preserve habitat diversity. The identification of impacts and alternatives to proposed actions often results, however, in decisions to avoid, minimize, or compensate for losses of particularly valuable or scarce habitats.

*Clean Water Act*

Section 404 of the Clean Water Act regulates discharge of materials in "waters of the U.S." Under this provision, the Army Corps of Engineers must issue permits for deposit of fills in waterways and wetland areas on both public and private lands. Other federal agencies (e.g., USFWS and Environmental Protection Agency) provide recommendations concerning whether permits should be issued and under what conditions. Section 401 of the Clean Water Act requires every applicant to also request state certification that the proposed activity will not violate state and federal water quality standards. State 401 certification is often needed even for activities that fall under the Corps' Section 404 "Nationwide Permit."

### 1.2.2 State Laws

*California Endangered Species Act*

This act establishes a state policy to conserve, protect, restore, and enhance designated threatened and endangered species and their habitats. The Act authorizes the acquisition of habitat to conserve threatened and endangered species. The Act also protects listed fish, wildlife, and plant species from unauthorized taking, importing, exporting, or selling. An exemption, however, greatly reduces the protection of plants on private land.

The Act also establishes a consultation process between state agencies and the California Department of Fish and Game (CDFG). If the CDFG determines that a project will jeopardize a designated species or adversely modify its essential habitat, the Lead Agency must implement CDFG's alternatives to avoid jeopardy. The Act includes exceptions to the alternatives requirement and applies only to state-approved projects. Private projects do not require consultation under the Act. However, taking is still prohibited without a permit pursuant to Section 2081 of the CDFG Code.

The CDFG status definitions are as follows:

Endangered: "A native species or subspecies of a bird, mammal, fish, amphibian, reptile or plant which is in serious danger of becoming extinct throughout all or a significant portion of its range due to one or more causes, including loss of habitat, change in habitat, over exploitation, predation, competition or disease."

Threatened: "A native species or subspecies of a bird, mammal, fish, amphibian, reptile or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter." (Chapter 1.5 of the California Fish and Game Code.)

Rare: "A species, subspecies or variety is rare when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens."

Candidate: "A native species or subspecies of a bird, mammal, fish, amphibian, reptile or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list."

Species of Special Concern: "Native species or subspecies that have become vulnerable to extinction because of declining population levels, limited ranges or rarity. The goal is to prevent these animals from becoming endangered by addressing the issues of concern early enough to secure long-term viability for these species."

*California Environmental Quality Act (CEQA)*

This Act requires state and local agencies to evaluate the environmental impacts of proposed projects and avoid or mitigate impacts to the environment. CEQA also provides that agencies can approve or undertake projects that will significantly impact the environment if the agency makes specific findings of overriding considerations.

*Fish and Game Code of California*

Pursuant to Division 2, Chapter 6, Sections 1600-1603 of the California Fish and Game Code, CDFG regulates all diversions, obstruction, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife.

The Fish and Game Code also contains numerous sections that prohibit taking or possessing state-designated, fully protected species of birds, mammals, fish, amphibians, and reptiles. Codes also exist to protect raptor habitat and raptor nests.

*Native Plant Protection Act*

This Act prohibits taking, importing, or selling rare or endangered plant species subject to several broad exceptions. The exceptions include the possession or sale of real property on which the plant is growing, loss to agricultural practices, including the clearing of land, and loss during authorized timber harvest operations. The exceptions are limited: if the CDFG has notified the landowner of the presence of a rare or endangered species, the landowner must give CDFG 10 days' notice before destroying protected plants to allow an attempt to salvage the species. The only lands on which the Act affords full protection are public lands with uses other than resource development.

### 1.2.3 Local Guidance

*Proposed Woodland or Protected Tree Ordinance for Los Angeles County (Revised November 29, 1999)*

The County has proposed changes to Title 22 of the Los Angeles County Code. These changes would amend the Oak Tree Permit to become the Woodland or Protected Tree Permit. The amended ordinance is meant to preserve native woodlands and individual oak, California walnut, Joshua, and western sycamore trees. Protected trees are those greater than six inches at four and one-half feet above the natural grade (Diameter at breast height or DBH). Several documents are required for a permit including site plans, a Woodland or Protected Tree Report (WPTR), and a Biological Constraints Analysis (BCA). These include such information as a detailed site description (location, drainages, plant and animal species present or potentially present) and a general description of adjacent lands.

*City of Los Angeles Preservation of Oak Tree Ordinance (City Municipal Code, Chapter IV, Article 6)*

This ordinance prohibits the relocation or removal of oak trees (as defined by the City) without a permit. It also prohibits (without a permit) activities that will cause an oak tree to die such as damage to the root system, fire, application of toxic substances, operation of equipment of machinery, or grading and filling within the dripline of the tree.

## 1.3 PROJECT DESCRIPTION

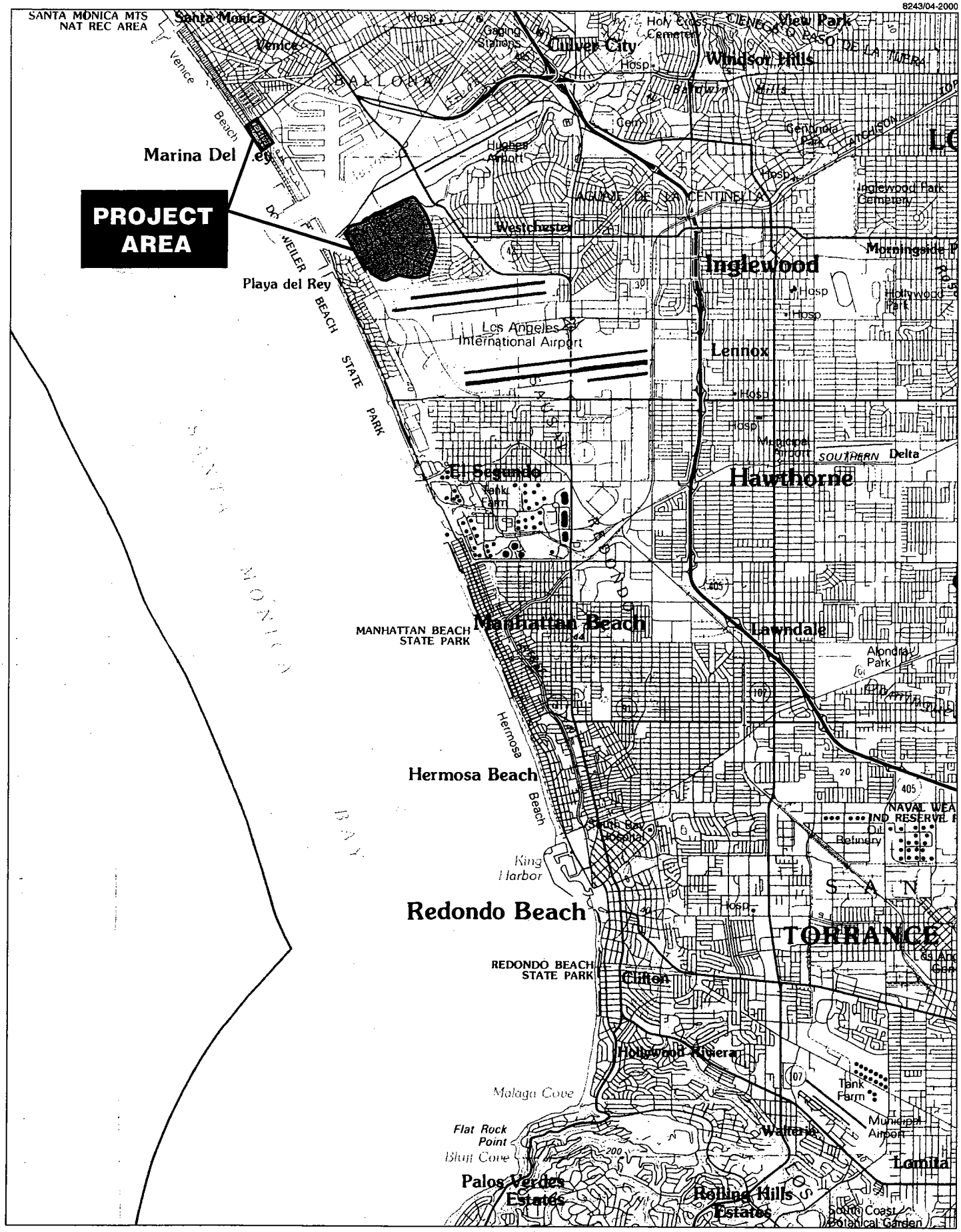
The project sites are defined as the 36 lots that SoCalGas proposes to sell. Thirty-four of these lots are found within the community of Playa Del Rey in the City of Los Angeles, Los Angeles County, California (Figures 1). Two of the lots are within the community of Marina Del Rey, also within the City of Los Angeles. The 36 lots are found generally in groups of several lots. The overall area is approximately one mile in an east-west direction and one-half mile in the north-south direction. The overall area varies in elevation from approximately 100 feet to 150 feet. Access to the area is provided by numerous paved roads, with Culver Boulevard (north and west), Lincoln Avenue (north and east), and Manchester Avenue (south) being the main thoroughfares.

SoCalGas proposes the sale of the 36 undeveloped lots within an established residential neighborhood, 35 of which are residentially zoned and one commercially zoned. The sale of the lots will only transfer the ownership of surface rights. Subsurface rights will remain with SoCalGas. The sale of surface rights does not carry with it any action to develop the lots. Any subsequent development will be the responsibility of the new owner. However, this report does analyze development of these lots consistent with their current zoning. This report is also expected to meet the requirements of the County for a WPTR and BCA.

## 1.4 PROJECT SCHEDULE

The sale of the 36 lots would be completed during the 2000 calendar year.

8243/04-2000




Chambers Group

SCALE: 1:100,000-scale metric
30 x 60 minute Quadrangle
Topographic Map of Long Beach CA.

**REGIONAL LOCATION**
**Figure 1**

## SECTION 2.0 - METHODS AND SURVEY LIMITATIONS

### 2.1 PHYSICAL CHARACTERISTICS

Prior to conducting surveys, a literature review was performed to review previous studies of biological resources in the area and to determine whether there were existing records of sensitive species and habitats at or within the vicinity of the project sites. The California Natural Diversity Database (CNDDB) and the California Native Plant Society's Electronic Inventory (CNPSEI) were reviewed for information in the project area. Physical characteristics of the project sites were noted during the field surveys. Attributes recorded included existing land use onsite and in adjacent areas, slope and aspect, topographical characteristics, water resources, soil and rock types, rock outcrops, and existing disturbances.

Lots were grouped into "sites" when they were adjacent to each other, resulting in eleven sites. Each site ranges from one lot to eight.

### 2.2 SENSITIVE HABITATS AND JURISDICTIONAL WATERS

Sensitive habitats include those listed by the CDFG as sensitive, areas listed by the state of California as Significant Natural Areas (SNAs), or other areas uncommon in the region, including wildlife movement corridors. Jurisdictional waters are drainages, creeks, or streams that would fall under the jurisdiction of the Clean Water Act or Section 1600-1603 of the California Fish and Game Code.

### 2.3 VEGETATION COMMUNITIES

Kathryn Buescher, a qualified biologist from Chambers Group, conducted biological reconnaissance surveys of the site on March 21, 2000. All lots were examined and a tree and shrub species list was compiled by using existing paved roads and walking throughout all lots on foot. Sites were mapped and photos were taken at every site. Plant nomenclature follows that of The Jepson Manual, Higher Plants of California (Hickman 1993).

### 2.4 WILDLIFE

Habitats within and adjacent to the project area were examined during the biological reconnaissance surveys. All detections of wildlife or wildlife sign (tracks, fecal material, carcasses, nests, excavations, or vocalizations) were recorded. Literature sources were referenced for pertinent ecological information (e.g., Peterson 1990 and Stebbins 1985).

### 2.5 SENSITIVE SPECIES

Prior to the survey, the most recent records of several sources were reviewed to establish the potential presence of threatened, endangered, candidate, or other sensitive species in the study area:

- The California Natural Diversity Database (CNDDB 1999; Venice); and
- The California Native Plant Society's Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPSEI 1999; Venice).

Based on these searches, a list of sensitive wildlife species potentially occurring in the project area was developed. The potential for each species to occur in the project area was assessed based on the following criteria:

- *Low potential for occurrence.* No recent or historical records exist of the species occurring in the project area and the diagnostic habitat requirements strongly associated with the species do not occur in the project area or its immediate vicinity.

- *Moderate potential for occurrence.* Either a historical record exists of the species in the project area or the diagnostic habitat requirements associated with the species do occur in the project area or its immediate vicinity.

- *High potential for occurrence.* Both a historical record exists of the species in the project area and the diagnostic habitat requirements strongly associated with the species do occur in the project area or its immediate vicinity.

- *Species present.* The species was observed in the project area at the time of the survey.

## SECTION 3.0 - SURVEY RESULTS

### 3.1 PHYSICAL CHARACTERISTICS

The sites consist of lots of varying sizes. Only one site (**C**) contains a structure, which is an abandoned SoCalGas facility. All sites except for **F** are surrounded by residential uses such as adjacent lots with one-family residences or small apartment buildings, and residential streets. Site **F** is surrounded by commercial uses to the north and northeast, a parking lot to the east, an alley and large apartment complex to the south, and a residential street (Saran Drive) to the west.

The Playa Del Rey sites are located on the southern California coast approximately one-half mile south of the Ballona wetlands, one mile east of Dockweller Beach State Park, and one mile north of the northern boundary of Los Angeles International Airport. The sites are found on a bluff from which a steep cliff descends approximately 100 feet to the Ballona wetlands. The bluff itself is relatively flat with very little aspect. The Marina Del Rey site is located on the southern California Coast, adjacent to Venice Beach, north of the Marina Del Rey Entrance Channel. Soils in both areas are sandy and very disturbed by residential development. Many years of urban uses have resulted in low biological values at the sites.

No streams or drainages cross the project sites. All culverts in the area drain storm water from the residential area. None of the project sites are likely to be used as wildlife movement corridors because they are all surrounded by residential development.

### 3.2 SENSITIVE HABITATS AND JURISDICTIONAL WATERS

The CNDDB search resulted in the identification of two sensitive habitats in the project area, southern dune scrub and southern coastal salt marsh. Neither of these habitats is found on any of the project sites. Southern dune scrub is found at the El Segundo Dunes just west of the runways at the airport, approximately one mile west from the project area. Southern coastal salt marsh is found at the Ballona wetlands approximately one-half mile north of the project area. None of the sites provide wildlife movement corridors to either El Segundo Dunes or the Ballona wetlands. No jurisdictional waters are present on or directly adjacent to the project sites.

### 3.3 VEGETATION COMMUNITIES

All sites can be described as urban landscaped vegetation. All ten sites in Playa del Rey have ground cover that includes landscaping grasses, iceplant (SP), agave (*Agave* sp.), and/or ivy (*Hedera* spp.), all nonnative species. Most of the sites support one or more mature trees, the majority of which are nonnative. The site in Marina del Rey is not landscaped. The following discussion presents vegetation for each site and Table 1 provides scientific names and native/nonnative status for the shrubs and trees discussed.

**Lots 5, 6, 7, 8 on 83rd Street** Ground cover that is approximately half ivy/iceplant, and half grass covers this site. Ivy and iceplant vegetation on this site is dense and supports many agave plants. The site supports approximately 18 mature eucalyptus trees. In addition, the site is bordered on the east by a row of oleanders, and on the south by several mature mioporum shrubs.

**Table 1**
**Trees and Shrubs Found on SoCalGas Sites**

| NATIVE SPECIES | | NONNATIVE SPECEIS | |
|---|---|---|---|
| **Common Name** | **Scientific Name** | **Common Name** | **Scientific Name** |
| Bishop pine | *Pinus muricata* | Benjamin fig | *Ficus Benjamina* |
| Blue elderberry | *Sambucus mexicana* | Bosnian pine | *Pinus leucodermis* |
| California redwood | *Sequoia sempervirens* | Brazillian peppertree | *Schinus terebinthifolius* |
| Canyon live oak | *Quercus chrysolepis* | Carrotwood | *Cupaniopsis anacardioides* |
| Coyote brush | *Baccharis pilularis* | Cootamundra Wattle | *Acacia baileyana* |
| | | Cypress | *Chamaecyparis* sp. |
| | | Eastern red cedar | *Junipers Virginian* |
| | | Elm | *Ulmus* sp. |
| | | Eucalyptus | *Eucalyptus globulus* |
| | | Fig | *Ficus* sp. |
| | | Ice plant | Family Aizoaceae |
| | | Jade | *Crassula ovata* |
| | | Japanese cedar | *Cryptomeria japonica* |
| | | Kangaroo thorn | *Acacia paradoxa* |
| | | Leyland cypress | *Cupressocyparis leylandii* |
| | | Maackia | *Maackia chinensis* |
| | | Mioporum | *Mioporum latum* |
| | | Oleander | *Nerium oleander* |
| | | Palm | Family Arecaceae |
| | | Pampas grass | *Cortaderia selloana* |
| | | Rhododendron | *Rhododendron arboreum* |
| | | Smooth Arizona cypress | *Cupressus glabra* |
| | | Trochodendron | *Trochodendron araliodes* |
| | | Victorian box | *Pittosporum undulatum* |
| | | White beam | *Sorbus* sp. |

**Lots 5, 6, 7 on Calabar Avenue** Ground cover at this site consists of an area on the west (uphill) side that is mixed grass/iceplant (about 30 percent of the site), an area to the south that is mostly grass (20 percent), and a flat area (downhill) that is extremely disturbed and supports no vegetation. Several trees and shrubs are found at this site, including eucalyptus, Benjamin fig, agave, coyote brush, and trochodendron.

**Lots 18, 19 on Calabar Avenue** About 80 percent of the ground cover at this site consists of iceplant, both on the steep slope and the flat area below. In addition, several jade plants are found within the iceplant on the slope, and there are three eucalyptus trees that border the site to the north.

**Lots 17-20 on 79th Street and Lots 82-85 on 83rd Street** Ground cover across this site consists of approximately 30 percent grass nearly surrounded by larger areas of iceplant/ivy. Several nonnative trees are found on this site including carrotwood, Brazilian peppertree, and eucalyptus. Nonnative pampas grass is also found in several areas.

**Lots 14-18 on 83rd Street and Lots 28-30 on Manchester Avenue** Ground cover on this site consists of approximately 35 percent grass, 35 percent iceplant/grass, and 30 percent disturbed area where dumping has occurred. Several nonnative, large, and mature trees are found on this site, including fig, Bosnian pine, eastern red cedar, and cypress. A small native canyon live oak tree (less than 6 inches DBH) is found where the sire borders an apartment complex to the west. Shrubs on the site include pampas grass, jade, and cootamundra wattle.

**Lot 11 on Saran Drive** Ground cover on this site consists of approximately 25 percent grass and 75 percent iceplant mixed with another nonnative ground cover that produces yellow flowers. Several nonnative palm trees are found on the site, as well as fig trees. One large native canyon live oak is found

on this site, near Saran Drive. Nonnative shrubs on the site include oleanders, maackia, and kangaroo thorn.

**Lots 6, 7 on 85th Street** Ground cover on this site consists of approximately 85 percent grass and 15 percent landscaped gardening beds. Nonnative trees on the site include Leyland cypress and palms. Several California redwoods and Bishop pines are found on this site, species that are native to northern California. Shrubs on the site are nonnative and include rhododendron and white beam. A small canyon live oak (less than 6 inches DBH) is found on the east part of the site. Many ornamental plants are also found in the garden beds, such as irises and ferns.

**Lots 14-16 on 83rd Street** Ground cover on this site consists of approximately 70 percent grass, 20 percent iceplant, and 10 percent ivy. Trees on the site include the nonnative eucalyptus and smooth Arizona cypress. Shrubs include nonnative oleanders and Victorian box.

**Lots 3, 4 on 82nd Street** Ground cover on this site consists of approximately 90 percent grass with ornamental trees and shrubs along the northern and eastern borders. Trees are all nonnatives and include eucalyptus and Japanese cedar. Shrubs are nonnative and include mioporum and the oleanders that line the east side of the site.

**Lot 6 on the corner of 81st Street and Berger Place** Ground cover on this site consists of nearly 100 percent grass. One large native blue elderberry tree is located in the northwestern corner of the site, along with a nonnative fig tree. A small area of agave is present in the same area, but no other shrubs or trees are found on the site.

**Lots 3, 4 on Speedway**

Ground cover on this site consists of moderately sparse nonnative grasses, including pampas grass. No trees or ornamental plants are present on the site.

### 3.4 WILDLIFE

Very few wildlife species were detected during the surveys. Those detected and expected at the site are representative of the urban landscaping that covers the project sites. These sites are not expected to sustain native wildlife species because they are covered by nonnative and landscaping species.

No insects, fish, amphibians, reptiles or their sign were observed during the surveys and none are likely to inhabit the project site. Birds observed on the sites during the surveys included the American crow (*Corvus brachyrhynchos*), European starling (*Sturnus vulgaris*), and rock dove or domestic pigeon (*Columba livia*). Although many native bird species inhabit the Ballona wetlands near the site, they are unlikely to use the urban landscaped areas at the sites. Larger trees on the project sites may provide nesting habitat for local species.

No native mammal species were detected during the surveys, other than domestic dogs (*Canis familiaris*) and cats (*Felis domesticus*). Mammals that may inhabit the sites included the black and Norway rat (*Rattus rattus* and *R. norvegicus*) and the house mouse (*Mus musculus*).

### 3.5 SENSITIVE SPECIES

No federally or state listed or proposed endangered or threatened species were observed on the project sites during the surveys, and none are likely to inhabit the sites. Although at least 20 endangered and threatened species utilize or have utilized the Ballona wetlands, none of these are likely to inhabit any of the project sites. The project sites are landscaped with nonnative species with none of those habitats that support sensitive species in the Ballona wetlands. The project sites provide little or no biological value to those species that may be found in the Ballona wetlands.

Table 2 lists all species found in data searches for the region, their status (federal, state, and CNPS or other special status), and their potential for occurrence on the project site. Descriptive text of those species with a potential for occurrence determined to be moderate or high is provided below.

The burrowing owl is a federal species of concern (FSOC) and California species of special concern (CSC) found throughout much of southern and central California and has been observed within five miles of the project sites. This species often inhabits open areas with low-growing shrubs and has been observed in areas at the edge of cities. This species is also of special interest to the California Burrowing Owl Consortium. The less-disturbed project sites may support this species, especially in areas adjacent to open space, such as the sites along Calabar Avenue and 79th Street.

**Table 2**
**Sensitive Species in the Project Area**

| Scientific Name<br>Common Name | Status | PFO | Comments |
|---|---|---|---|
| **PLANTS** | | | |
| *Astragalus pycnostachyus* var. *lanosissimus*<br>Ventura marsh milkvetch | Federal: PE<br>State: none<br>CNPS: 1A | L | Found in coastal salt marsh. This community is not found on or adjacent to the project sites. |
| *Chorizanthe parryi* var. *fernandina*<br>San Fernando Valley spineflower | Federal: FSOC<br>State: none<br>CNPS: 1A | L | Formerly found in coastal scrub on sandy soils, now probably extinct. Habitat for this species is not found on or adjacent to the project sites. |
| *Dithyrea maritima*<br>Beach spectaclepod | Federal: FSOC<br>State: T<br>CNPS: 1B | L | Found in coastal dunes and coastal scrub near the shore at very low elevations (10-150 feet). Habitat for this species is not found on or adjacent to the project sites. |
| *Hemizonia parryi* var. *australis*<br>Southern tarplant | Federal: FSOC<br>State: none<br>CNPS: 1B | L | Found on the margins of marshes and swamps, in vernal pools, and in valley and foothill grasslands. Habitat for this species is not found on or adjacent to the project sites. |
| *Lasthenia glabrata* ssp. *coulteri*<br>Coulter's goldfields | Federal: FSOC<br>State: none<br>CNPS: 1B | L | Found in coastal salt marshes, playas, foothill grasslands, and vernal pools. Habitat for this species is not found on or adjacent to the project sites. |
| *Phacelia stellaris*<br>Brand's phacelia | Federal: none<br>State: none<br>CNPS: 1B | L | Found in open areas of coastal scrub and coastal dunes. Habitat for this species is not found on or adjacent to the project sites. |
| *Potentilla multijuga*<br>Ballona cinquefoil | Federal: FSOC<br>State: none<br>CNPS: 1A | L | Formerly found in brackish meadows and seeps of Los Angeles County, now probably extinct. Habitat for this species is not found on or adjacent to the project sites. |
| **WILDLIFE** | | | |
| *Cicindela hirticollis gravida*<br>Sandy beach tiger beetle | Federal: FSOC<br>State: none | L | Found in areas of clean light-colored sand adjacent to non-brackish water along the coast. Habitat for this species is not found on or adjacent to the project sites. |
| *Coelus globulus*<br>Globose dune beetle | Federal: FSOC<br>State: none | L | Found on coastal sand dunes, often beneath dune vegetation. Habitat for this species is not found on or adjacent to the project sites. |
| *Eucosma henneii*<br>Henne's eucosman moth | Federal: FSOC<br>State: none | L | Found only at El Segundo Dunes. |
| *Euphilotes battoides allyni*<br>El Segundo blue butterfly | Federal: E<br>State: none | L | Found in remnant coastal dune habitats not present on or adjacent to the project sites. |
| *Onychobaris langei*<br>Lange's El Segundo dune weevil | Federal: FSOC<br>State: none | L | Found only at El Segundo Dunes. |

| *Scientific Name*<br>Common Name | Status | PFO | Comments |
|---|---|---|---|
| *Panoquina errans*<br>Wandering (saltmarsh) skipper | Federal:<br>FSOC<br>State: none | L | Found in coastal salt marshes. Habitat for this species is not found on or adjacent to the project sites. |
| *Trionoscuta dorothea dorothea*<br>Dorothy's El Segundo dune weevil | Federal:<br>FSOC<br>State: CSC | L | Found on coastal sand dunes in Los Angeles County. Habitat for this species is not found on or adjacent to the project sites. |
| *Tryonia imitator*<br>California brackishwater snail | Federal:<br>FSOC<br>State: none | L | Found in permanently submerged areas of coastal lagoons, estuaries, and salt marshes. Habitat for this species is not found on or adjacent to the project sites. |
| *Clemmys marmorata pallida*<br>Southwestern pond turtle | Federal:<br>FSOC<br>State: CSC | L | Found in permanent bodies of water below 6000 feet in elevation. Habitat for this species is not found on or adjacent to the project sites. |
| *Athene cunicularia*<br>Burrowing owl (burrow sites) | Federal:<br>FSOC<br>State: CSC | M | Found in open dry desert, scrubland, and grassland communities. |
| *Charadrius alexandrinus nivosus*<br>Western snowy plover (nesting) | Federal: T<br>State: CSC | L | Found on sandy beaches, salt pond levees, and shores of large alkali lakes. Habitat for this species is not found on or adjacent to the project sites. |
| *Laterallus jamaicensis coturniculus*<br>California black rail | Federal:<br>FSOC<br>State: T | L | Found in dense pickleweed areas of salt marshes that are adjacent to large bays. Habitat for this species is not found on or adjacent to the project sites. |
| *Passerculus sandwichensis beldingi*<br>Belding's savannah sparrow | Federal:<br>FSOC<br>State: E | L | Found in coastal tidal salt marshes. Habitat for this species is not found on or adjacent to the project sites. |
| *Polioptila californica californica*<br>Coastal California gnatcatcher | Federal: T<br>State: CSC | L | Found only in coastal sage scrub below 2500 feet in elevation. Habitat for this species is not found on or adjacent to the project sites. |
| *Sterna antillarum browni*<br>California least tern (nesting colony) | Federal: E<br>State: E | L | Nests in colonies on flat coastal areas with little or no vegetation. Habitat for this species is not found on or adjacent to the project sites. |
| *Perognathus longimembris pacificus*<br>Pacific pocket mouse | Federal: E<br>State: CSC | L | Found in coastal plains with fine alluvial sands near the ocean. Habitat for this species is not found on or adjacent to the project sites. |

**Status Codes**

**Federal**
E = Endangered
PE = Proposed Endangered
T = Threatened
FSOC = Federal Species of Concern

**State**
E = Endangered
T = Threatened
CSC = California Species of Special Concern

**CNPS**
1A = Plants presumed extinct in California
1B = Plants rare, threatened, or endangered in California and elsewhere

**Potential for Occurrence (PFO)**

**L = Low Potential for Occurrence** - No present or historical records cite the species' occurrence in or near the survey area, and the habitats strongly associated with the species do not occur in or near the vicinity.

**M = Moderate Potential for Occurrence** - Either a historical record exists of the species in or near the survey area, or the habitats associated with the species occur in or near the survey vicinity.

**H = High Potential for Occurrence** - A historical record cites the species in or near the survey area, and the habitats strongly associated with the species occur in or near the survey vicinity.

**P = Species present** - The species was observed in the project area at the time of the survey.

## SECTION 4.0 - PROJECT IMPACT ANALYSIS

### Significance Determination and Definition of Direct, Indirect, and Cumulative Impacts

In this section, direct and indirect impacts are presented for biological resources, including physical characteristics, sensitive habitats and jurisdictional waters, vegetation communities, wildlife, and sensitive species. Direct impacts are those which affect the resource immediately, such as the removal of vegetation for staging areas or construction. Indirect impacts include those that result from the project but are not immediate affects, such as erosion created by the removal of vegetation. Cumulative impacts are the result of two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guideline section 15355).

Impacts to plants and wildlife are considered significant if one or more of the following criteria are met with the implementation of the proposed project:

1. Any loss of individuals or populations of a listed or proposed endangered or threatened species or its habitat;

2. Any loss of critical habitat and/or declining wildlife habitat sensitive or rare to the project region (i.e. riparian woodlands, wetlands, cliff face formations, surface water);

3. Substantial loss of populations or habitat of a federal species of concern (FSOC), California Species of Special Concern (CSC), or otherwise regionally rare or sensitive species that could jeopardize the continued existence of that species in the project region;

4. Substantial loss or long-term disruption of a major wildlife movement corridor;

5. Loss of at least five percent of undisturbed habitats within a biogeographic region such as that found in a single valley, mountain range, or coastline;

6. Substantial loss of natural vegetation communities that are slow to recover; or

7. Substantial loss of native plant or animal species diversity, or natural vegetation community diversity.

Direct impacts are defined as those that affect biological resources directly, such as vegetation removed by grading. Indirect impacts are those which occur as a result of the project, but are not directly related to project activities, such as the reduction in wildlife at a site as a result of the loss of vegetation removed by grading.

### 4.1 PHYSICAL CHARACTERISTICS

The proposed project (the sale of the properties) will not change the existing land uses or the zoning of the sites, and no significant impacts are expected to adjacent land uses. No significant impacts are expected to topography or soils from the proposed project. If these sites are developed in the future, small changes in the grade or elevation of the sites may result and non-native materials could be used in construction. These changes would not significantly alter the existing condition of the area, which is already an area that is highly disturbed from past development.

### 4.2 SENSITIVE HABITATS AND JURISDICTIONAL WATERS

No wildlife movement corridors are present on any of the sites and no long-term significant impacts are expected to local and/or regional wildlife movement corridors as a result of the proposed project. The proposed project (the sale of the lots) would not adversely effect the ecological connectivity of the

El Segundo dune ecosystem and the Ballona wetlands. Nor would adverse effects occur if the sites were developed within their current zoning because these sites do not provide habitat that could be used as a wildlife movement corridor. No jurisdictional waters are present on the sites and no impacts to jurisdictional waters are expected from the proposed project.

### 4.3 VEGETATION COMMUNITIES

No significant impacts to vegetation communities are expected as a result of the proposed project. The proposed project (the sale of the lots) would not alter the existing condition of the sites. If the sites were developed in the future, two sites support trees that fall under the jurisdiction of City and/or County tree ordinances:

- The site on Saran Drive (Lot 11) supports a large canyon live oak that would fall under the jurisdiction of both the City's Oak Tree Preservation Ordinance and the County's Woodland or Protected Tree Ordinance.

- The site at the corner of 81st Street and Berger Place supports a large blue elderberry tree that may fall under the new County Woodland or Protected Tree Ordinance.

If the future project proponent were to propose the disturbance or removal of these trees, a permit (or permits) would be required prior to such activities.

### 4.4 WILDLIFE

No significant impacts are expected to wildlife as a result of the proposed project. The proposed project (the sale of the properties) would not alter the existing condition of the sites. If these sites are developed, no significant impacts are expected to wildlife because these sites are covered by nonnative vegetation and are of limited value for native wildlife species.

### 4.5 SENSITIVE SPECIES

No significant impacts are expected to sensitive plants or wildlife as a result of the proposed project. None of these species are likely to inhabit the sites and the proposed project (the sale of the properties) would not alter the existing condition of the sites. If these sites are developed, no significant impacts are expected to sensitive because these sites are covered by nonnative vegetation and are of limited value for native species.

Small numbers of burrowing owls may inhabit "fringe" areas of sites along Calabar Avenue and 79th Street- adjacent to undisturbed areas. The proposed project (the sale of the properties) is unlikely to adversely affect any owls that may be on these sites. If these properties are later developed, construction activities and associated noise levels could adversely affect these owls by displacing them from the sites and adjacent areas. This impact is not expected to be significant because (1) adjacent areas near the cliffs and nearby areas of the Ballona wetlands could provide habitat for these owls, (2) the burrowing owl is not a listed endangered or threatened species, and (3) if any owls are disturbed, the number would be extremely small due to the disturbed nature of the sites.

### 4.6 CUMULATIVE IMPACTS

No cumulative impact is expected as a result of the proposed project. The proposed project is simply the sale of the lots. In addition, future development of these sites would not likely create significant cumulative impacts to biological resources because these sites are already of a highly disturbed urban nature, covered by nonnative landscaping.

## SECTION 5.0 - MITIGATION AND MONITORING REQUIREMENTS

### 5.1 MITIGATION

No mitigation is required for this project because no significant impacts are expected.

### 5.2 MONITORING

No monitoring is required or recommended for the proposed project.

## SECTION 6.0 - LIST OF PREPARERS

A multidisciplinary team of biologists performed the biological resources surveys and assessed the habitat within the project site. The following Chambers Group personnel were responsible for conducting surveys, analyzing data, and preparing this report:

- Kathryn Buescher, Senior Wildlife Biologist
- Pam DeVries, Senior Botanist
- Dawn Durand, Word Processor
- Ken McDonald, Staff Botanist
- Don Mitchell, Director of Terrestrial Ecology
- Anthony Rivera, Production Manager

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